





Property Description

A charming three-bedroom detached family home with a the benefits of a one-bedroom annex, situated within one of Crowborough's most desirable cul-de-sac locations. Perfectly positioned, the property is within close proximity to the High Street. There are excellent transport links to mainline stations and outstanding local amenities.

This beautifully arranged home offers a versatile layout and an abundance of space, ideal for modern family living.

The ground floor features an entrance hall, welcoming lounge/dining room, additional reception room, conservatory that floods the home with natural light and provide serene garden views. The kitchen/breakfast room is well-appointed with an array of appliances, creating a practical and stylish hub for everyday life.

The property boasts a one-bedroom annex/games room, complete with its own shower room and utility area, offering fantastic flexibility for guests, extended family, or home office use. Additional conveniences include a downstairs cloakrooms for added practicality.

Upstairs, you will find three generously sized bedrooms, including a magnificent Jack & Jill family bathroom, designed with both comfort and elegance in mind.

Outside the home benefits from a well-established south facing rear garden, beautifully landscaped with an array of shrubs

and hedges, providing a private and tranquil outdoor space, outside W.C.. To the front of the home a driveway providing ample parking for multiple vehicles, single garage

Ground Floor

Entrance Hall

Downstairs Cloakroom

Kitchen/Breakfast Room

Lounge/Dining Room

Conservatory One

Additonal Reception Room

First Floor

Landing

Bedroom One

Bedroom Two

Bedroom Three

Jack & Jill Bathroom

Annex

Bedroom Four/Games Room

Utility Area

Shower Room

Outside

Driveway

Additional Cloakroom

Front Garden

Rear Garden

Location

Crowborough, the largest and highest inland town in East Sussex, is set within the stunning High Weald Area of Outstanding Natural Beauty and borders the historic Ashdown Forest.

The town centre exudes charm, offering a mix of supermarkets, independent boutiques, restaurants, and cosy cafés.

The area provides an excellent choice of schools and is home to Crowborough Leisure Centre, which features a swimming pool, gym, sports hall, and a children’s play area. Transport links are convenient, with a mainline railway station offering direct services to London and a good network of local bus routes.

Crowborough is rich in attractions, including nature reserves, sports facilities, playgrounds, a vibrant arts scene, and a calendar of annual events.

To the west lies Ashdown Forest, famously the inspiration for A.A. Milne’s Winnie the Pooh. This beautiful landscape is perfect for walking, horse riding, and enjoying panoramic views of the Sussex countryside.

Just eight miles north, the spa town of Royal Tunbridge Wells offers another mainline station, a wide range of schools, and an eclectic mix of shops, restaurants, and cafés - particularly in the historic Pantiles and Old High Street.

Agent's Note

“Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies”.

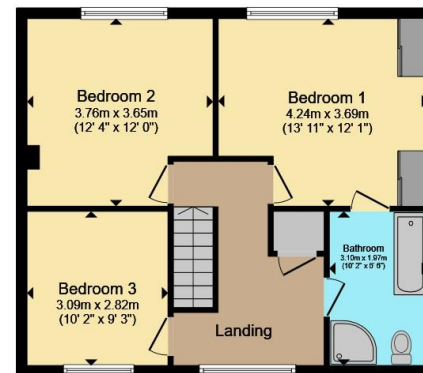








Ground Floor



First Floor

Total floor area 177.6 m² (1,912 sq.ft.) approx

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To view this property please contact Connells on

T 01892 547 966
E tunbridgewells@connells.co.uk

5 Vale Road
 TUNBRIDGE WELLS TN1 1BS

EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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